

RECORD OF SURVEY
AND
MINOR SUBDIVISION
FOR
SHEPARD FARM, LLC
TO BE KNOWN AS
**SHEPARD FARM
MINOR SUBDIVISION**

LOCATED IN SECTION 9
TOWNSHIP 4 SOUTH, RANGE 3 WEST
UINTAH SPECIAL BASE AND MERIDIAN
DUCHESNE COUNTY, UTAH

SURVEYOR'S CERTIFICATE

I, Clinton S. Peatross, do hereby certify to Shepard Farm, LLC, Tim and Dana Shepard, and to Chance and Ashley Grant, that I am a Professional Land Surveyor, and that I hold License No. 155666, as prescribed by the laws of the State of Utah; and in accordance with Section 17-23-17, have made a survey of the following described tract of land, and that I have verified all measurements and placed monuments as represented on the plat, for the purpose of a creating a Record of Survey and Minor Subdivision Plat:

ORIGINAL PROPERTY DESCRIPTION
ACCORDING TO PART OF THAT CERTAIN QUITCLAIM DEED
RECORDED 15 JANUARY 2003, AS FOUND BY ENTRY #359288 IN BOOK A387, AT PAGES 336-337
PARCEL 3: TOWNSHIP 4 SOUTH, RANGE 3 WEST, USM, SECTION 9: East Half of the Southeast Quarter;
EXCEPTING THEREFROM: that portion of the Southeast Quarter Southeast Quarter lying South and East of County Road.

SUBSEQUENTLY EXCEPTING THEREFROM THE LITSTER PROPERTY

Beginning at the East Quarter Corner of Section 9, TOWNSHIP 4 SOUTH, RANGE 3 WEST of the UTAH SPECIAL BASE AND MERIDIAN; thence South 0°22'09" East 149.77 feet along the East line of the SE1/4 of said Section; thence North 58°31'28" West 113.11 feet; thence North 59°54'00" West 178.26 feet to the North line of said SE1/4; thence North 89°42'02" East 249.73 feet to the point of beginning.

AND SUBSEQUENTLY EXCEPTING THEREFROM THE ROMERO PROPERTY

Beginning at a point on the East line of the SE1/4 of Section 9; TOWNSHIP 4 SOUTH, RANGE 3 WEST of the UTAH SPECIAL BASE AND MERIDIAN, said point being South 0°22'09" East 643.57 feet from the East Quarter Corner of said Section; thence South 0°22'09" East 610.80 feet; thence South 54°33'00" West 15.85 feet; thence South 76°50'44" West 390.34 feet; thence North 77°44'56" West 933.20 feet to the West line of the E1/2 of said SE1/4; thence North 0°17'33" West 975.10 feet along said West line; thence South 70°25'43" East 1386.09 feet to the point of beginning.

NARRATIVE

PURPOSE OF SURVEY: Perform a boundary survey, then subdivide into lots and prepare a Record of Survey and Minor Subdivision plat.
BASIS OF BEARING: Taken from that certain Record of Survey on file in the Duchesne County Surveyor's Office, file #927.
SURVEY FINDINGS: As shown on the plat.
NOTE: This survey was performed at the request of Chance Grant. It does not insure or guarantee ownership, nor does it show liens, easements, rights of way, codes, covenants, conditions, obligations, or restrictions of use that may or may not be recorded. The location or depiction of public or private utilities, points of diversion of water and water rights are excluded from the scope of this survey.
NOTE: Lot 2 that will be created by this subdivision is subject to a covenant and agreement to hold the property with the remainder of the farm property, and cannot be proposed or approved as a building lot.

OWNER'S CERTIFICATE

Know all men by these presents: that I the undersigned owner of the above described tracts of land, have caused the same to be surveyed for a Minor Subdivision, and a plat to be prepared, to be in compliance with the Duchesne County Subdivision Ordinances, to legally convey and transfer land ownership.

TIM SHEPARD, PRESIDENT OF
SHEPARD FARM, LLC

ACKNOWLEDGEMENT

State of }
County of } s.s.

On this _____ day of _____, 20____, personally appeared before me,
TIM SHEPARD, PRESIDENT OF SHEPARD FARM, LLC, the signer of the above OWNER'S
ACKNOWLEDGEMENT, who acknowledged to me that they signed it freely and voluntarily the uses and
purposes therein mentioned.

My commission expires. _____ Notary Public

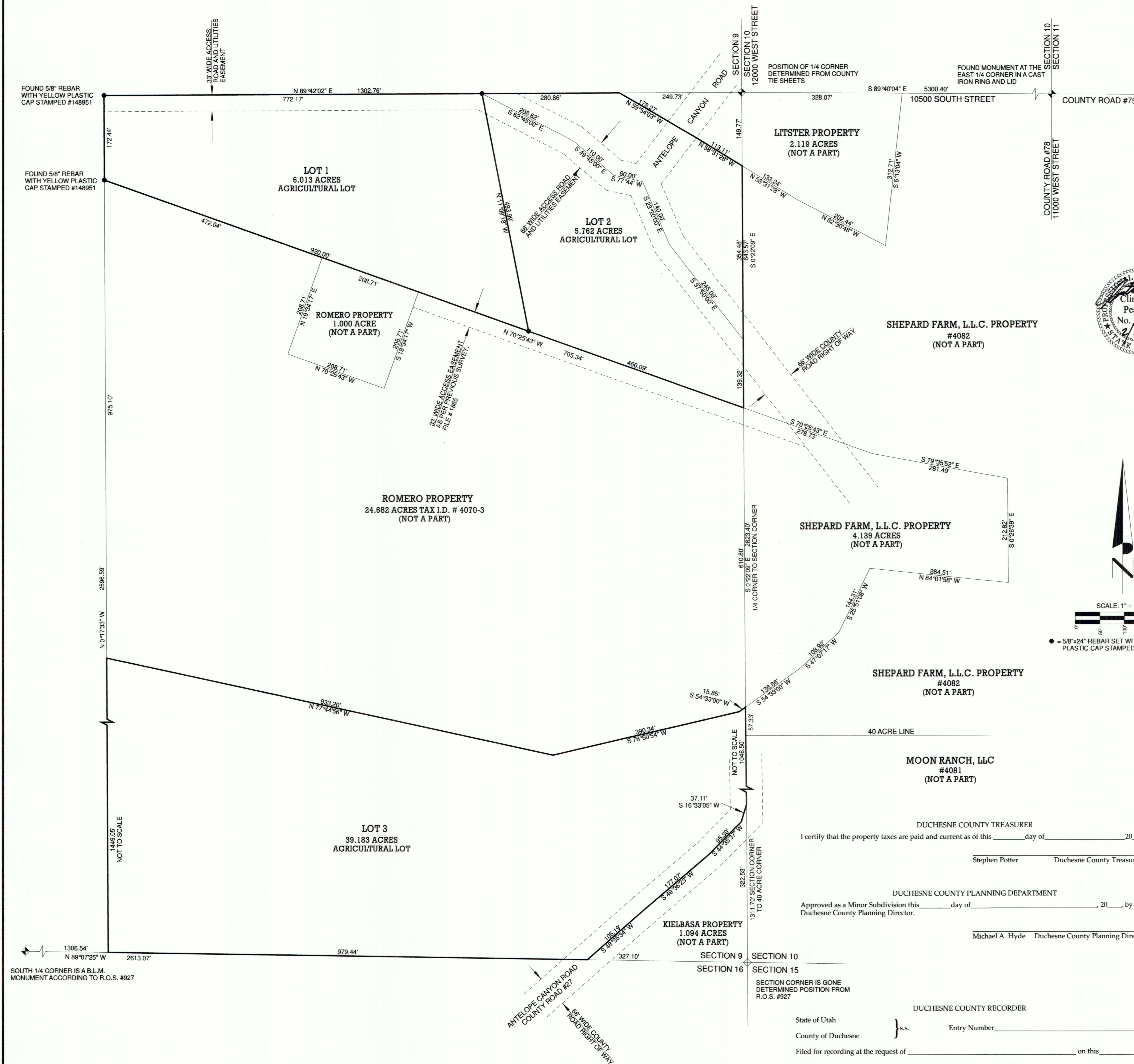
COUNTY SURVEYOR FILE # 3932

PREPARED BY
PEATROSS LAND SURVEYS

PROFESSIONAL LAND SURVEYOR
829 EAST 380 NORTH
HEBER CITY UTAH, 84032

CELL: (435)724-4386
email: cspeatross@ubtanet.com

DRAFTED BY: ASHLEY PEATROSS DATE DRAFTED: 4/7/2016 DATE PLOTTED: Tuesday 2/26/19
SHEET: 1 OF 1 FILE NAME: CHANCE GRANT JOB # 1240



DUCHESNE COUNTY TREASURER
I certify that the property taxes are paid and current as of this _____ day of _____, 20____.

Stephen Potter Duchesne County Treasurer

DUCHESNE COUNTY PLANNING DEPARTMENT
Approved as a Minor Subdivision this _____ day of _____, 20____, by the
Duchesne County Planning Director.

Michael A. Hyde Duchesne County Planning Director

DUCHESNE COUNTY RECORDER
State of Utah }
County of Duchesne } s.s. Entry Number _____
Filed for recording at the request of _____ on this _____
day of _____, 20____. Time _____ Fee: _____

Shelley Brennan Duchesne County Recorder